# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 13:29 2 pgs
Fees:13.00 Taxes:283.42

20051101-0131950

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF DUVAL
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,600.00

Margaret Ann. Triplett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARRIE A. SCHLAUPITZ
MY COMMISSION # DD 454042
EXPIRES: July 24, 2009

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Brian L. Haden, Jr. | New Century Mortgage Corp. | Map 108 |
| 131 North Timber Drive | 3109 W. Martin Luther King Blvd, #300 | Group 07-0-B |
| Nashville, TN 37214 | Tampa, FL 33607 | Parcel 033.00-CO |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Margaret Ann Triplett, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Brian L. Haden, Jr., unmarried**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit Number 33, Building C, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Margaret Ann Triplett, unmarried, by deed from Third National Bank in Nashville, a national banking association, of record in Book 7993, Page 517, said Register's Office, dated November 24, 1989.

This conveyance is subject to all matters appearing on the plat of record in Book 6549, page 475, said Register's Office.

This conveyance is subject to all matters appearing on the Master Deed and By-Laws, of record in Book 6549, page 475, Book 6561, page 141, Book 7153, page 617, and Book 6549, page 520, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 131 North Timber Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ~~31st day~~ 28th PO of October, 2005.

Margaret Ann Triplett
Margaret Ann Triplett

FILE BOX 45

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Ann Triplett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2005.

My Commission Expires: 7/28/09

Notary Public

